



DC
LANE

SELL • LET • MANAGE

11 Federation Road, Plymouth, PL3 6BR

£165,000

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Plymouth, PL3 6BR

- Charming Mid Terraced House
- Superb Luxurious Bathroom
- Rear Garden
- Laira Location
- Character Features
- Two Double Bedrooms
- Spacious Reception Rooms
- Beautifully Presented
- Wooden Flooring
- Viewing Highly Recommended

DC Lane are proud to bring to the market this beautifully presented mid terraced house set in the popular location of Laira, offering a host of original features whilst benefiting from spacious accommodation that has been sympathetically upgraded by the present owners creating a wonderful 'Home Sweet Home'

Offering ideal family living and entertaining space. this delightful property comprises of vestibule, spacious welcoming hallway with wood flooring opening into a large dining room boasting a cast iron fireplace - the heart of the home. The sitting room oozes charm and features a bay window fitted with window seat and cosy wood burning stove. The well appointed kitchen is fitted with modern gloss units, solid wood worktop and provides rear access to the garden. Stairs rise to the first floor with two double bedrooms, master with fitted wardrobes and a spectacular luxury bathroom featuring modern freestanding bath, double shower enclosure and double vanity units with inset basins.

Externally the property offers utility and storage areas and stairs rise to an enclosed low maintenance terrace with artificial grass, ideal for alfresco living and rear gate access.

Positioned with easy access to the A38 and the City Centre this superb home successfully balances many original features with a contemporary finish and a viewing is highly recommended to truly appreciate this lovely home.



Ground Floor

Lounge 12'6" x 12'2" (3.82 x 3.72)

Dining Room 10'5" x 11'7" (3.20 x 3.54)

Kitchen 9'5" x 7'8" (2.88 x 2.34)

First Floor

Bedroom One 16'3" x 12'2" (4.96 x 3.72)

Bedroom Two 10'5" x 11'7" (3.20 x 3.54)

Family Bathroom 9'5" x 11'4" (2.88 x 3.47)





Directions

From the DC lane office Head south on Connaught Ave and turn right then 2nd left pnto Ashford Rd. Continue along and down to Alexandra Rd. Turn left and continue along into Old Laira Road for 1.2 miles. Turn left onto Bramley Rd 295 ft and Turn right onto Federation Rd 240 ft, the property can be found on the left.





